

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 217-006 Date Received: 3/27/2017

Application Accepted By: SP & MM Fee: \$0

Assigned Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 60 Wheatland Ave., Columbus Zip 43204

Is this application being annexed into the City of Columbus ☐ Yes ☒ No (select one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-267202 (part of)

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) NG H-35 Requested Zoning District(s) CPD H-35

Area Commission Area Commission or Civic Association: Greater Hilltop Area Commission

Proposed Use or reason for rezoning request: to be used for additional parking for West Side Family Health Center (continue on separate page if necessary)

Proposed Height District: H-35 Acreage 1.00

[Columbus City Code Section 3309.14]

APPLICANT: Gregory T. Brown

Name Real Estate Management Office, Dept of Finance & Management

Address 90 W. Broad Street Room 425 City/State Columbus Zip 43215

Phone # 614-645-5189 Fax # 614-645-5190 Email gtbrown@columbus.gov

PROPERTY OWNER(S):

Name City of Columbus

Address 90 W. Broad St. Room 425 City/State Columbus OH Zip 43215

Phone # 614-645-5189 Fax # 614-645-5190 Email gtbrown@columbus.gov

☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney

☐ Agent

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 217-006

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Gregory T Brown
of (1) MAILING ADDRESS 90 W. Broad Street Room 425

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a
list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 60 Wheatland Ave. Columbus 43204
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) 3/27/2017

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☐ Check here if listing additional property owners
on a separate page.

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(4) Real Estate Management Office.
City of Columbus
90 W. Broad Street Room 425
Columbus OH 43215

Gregory T. Brown
614-645-5185

(5) Greater Hilltop Area Commission
PO Box 28052 Columbus OH 43228
Greg Large 614-653-7657

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as
shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of
record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and
all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or
the property owner owns the property contiguous to the subject property (7)

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 15 day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Kyle Seaver
2/2/2021



This Affidavit expires six (6) months after date of notarization.

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Wheatland Crossing Limited Partnership
229 Huber Village Blvd Suite 100
Westerville OH 43081

Homes on the Hill
3659 Soldano Blvd
Columbus OH 43228

Z17-006
Page 1 of 2

Ronda Jo Adkins, or current resident
225 N. Wheatland Avenue
Columbus OH 43205

Waytorom LLC
PO Box 1231
Hilliard OH 43026

Gregory L. Smith
1136 Forest Drive
Columbus OH 43223

Shekina Glory Properties LLC
PO Box 1175
Hilliard OH 43026

Frank J. Oestreicher Jr.
or current resident
207 N. Wheatland Avenue
Columbus OH 43204

Daniel F. Hoy
or current resident
203 N. Wheatland Avenue
Columbus OH 43204

Lorraine C. Pastore, or current resident
199 N. Wheatland Avenue
Columbus OH 43204

Tri-Medical Transportation Services LLC
1661 Geranium Drive
Lewis Center OH 43035

Joseph R. Ryan, or current resident
2233 W. Broad Street
Columbus OH 43223

Christopher V. Flores
592 E. Como Avenue
Columbus OH 43202

Allie Jeffrey, or current resident
181 N. Wheatland Avenue
Columbus OH 43204

Christopher R. Baker
PO Box 44946
Columbus OH 43204

Mihai Jipa
2666 Sandover Road
Columbus OH 43220

CENTRAL OHIO COMMUNITY
IMPROVEMENT CORPORATION
373 S High Street 15TH FL
Columbus OH 43215

Alberta Stuckey, or current resident
155 N. Wheatland Avenue
Columbus OH 43204

Bruce D. Cutlip, Trustee
or current resident
151 N. Wheatland Avenue
Columbus OH 43204

Ana Rubiel Salinas, or current resident
1574 Thomas Avenue
Columbus OH 43223

Eli Salinas, or current resident
145 N. Wheatland Avenue
Columbus OH 43204

Lisa A. Orsini-Trapasso
8190 Adams Lane
Hilliard OH 43026

Lee Hennick, or current resident
2539 Regina Avenue
Columbus OH 43204

Irwin Estates LLC
1570 N. Hague Avenue
Columbus OH 43204

Thomas Mullen
138 Center Street
Chardon OH 44024

Christopher Tope, or current resident
115 N. Wheatland Avenue
Columbus OH 43204

Mark E. Koch, or current resident
2237 W. Broad Street
Columbus OH 43223

Eugenie M. Klingler
or current resident
105 N. Wheatland Avenue
Columbus OH 43204

David C Martin
8215 M V HIGH RD
Plain City OH 43064

Rodney Lee Hall II
11342 Gore Greendale Road
Logan OH 43138

Wake Up America
PO Box 10072
Columbus OH 43201

Tom G. Peponis Jr. ,
or current resident
2249 W. Broad Street
Columbus OH 43223

Z17-006
Page 2 of 2

Vicki Lopes, or current resident
67 Wheatland Avenue
Columbus OH 43204

ERP Enterprises LLC
1042 Perry Street
Columbus OH 43201

DLBJ Investments
740 Nixon Drive
Columbus OH 43204

Mayo Makinde
772 N. Dawson
Columbus OH 43219

Marcia E. Kent
PO Box 4112
Chesterfield MO 63006

Althen Properties LLC
12950 Walker Road
Ashville OH 43103

Robert L. Morris , or current resident
33 N. Wheatland Avenue
Columbus OH 43204

M & OPM Properties
1616 Fairview Drive
St. Louis MO 63006

Angelia Lewis, or current resident
41 N. Wheatland Avenue
Columbus OH 43204

Highland West Neighbors
PO Box 44106
Columbus OH 43204

TREZL LLC
155 E. Broad Street
Columbus OH 43215

Highland West Neighbors
PO Box 44106
Columbus OH 43204

City of Columbus Land Bank
50 W. Gay Street
Columbus OH 43215

State Of Ohio
1960 W. Broad Street
Columbus OH 43223

Ramy Salash
6272 Pollard Place Drive
Columbus OH 43206

VNS Investments LLC
PO Box 1314
Powell OH 43065

City of Columbus
Real Estate Management Office
90 W. Broad Street, Room 425
Columbus OH 43215

City of Columbus
Gregory T. Brown
90 W. Broad Street, Room 425
Columbus OH 43215

Robert A. Jewett
or current resident
231 N. Wheatland Avenue
Columbus OH 43204

Greater Hilltop Area Commission
c/o Greg Large
PO Box 28052
Columbus, OH 43228

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 217-006

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Gregory T. Brown
of (COMPLETE ADDRESS) REAL ESTATE MANAGEMENT OFFICE, 90 W. BROAD STREET, Columbus 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. City of Columbus, Ohio Real Estate Management Office 90 West Broad Street, Columbus, OH 43215 Gregory T. Brown (614) 645-5185	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Gregory T. Brown

Subscribed to me in my presence and before me this 15th day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Kyle J. Hart

My Commission Expires:

2/2/2021

This Project Disclosure Statement expires six months after date of notarization.



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City of Columbus Zoning Plat



217-006

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010267202

Zoning Number: 60

Street Name: WHEATLAND AVE

Lot Number: 18

Subdivision: WEDEMEYER

Requested By: CITY OF COLUMBUS (JIM DOMINQUEZ)

Issued By:

Phil Y. Smith

Date: 3/1/2017



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 84596

217-006
NG to CRD

DESCRIPTION OF
1.000 ACRE
CITY OF COLUMBUS, OHIO

Situate in the State of Ohio, Franklin County, City of Columbus and lying in Virginia Military Survey No. 2668 and being a part of that 20.098 acre tract (Tract 1) as conveyed to the City of Columbus by deed of record in Instrument Number 200307020202150 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Begin, for reference, at a 5/8" Rebar found at the intersection of the northerly right of way line of West Broad Street (80 feet in width) and the easterly right of way line of Wheatland Avenue (40 feet in width);

Thence North 08°24'28" West a distance of 502.18 feet along the easterly right of way line of Wheatland Avenue, to a 3/4 inch iron pipe found at the northwesterly corner of that 2.410 acre tract (Tract 2) conveyed to the City of Columbus by deed of record in Instrument Number 200307020202150, and being the **True Point of Beginning**;

Thence North 08°24'28" West a distance of 100.47 feet along the easterly right of way line of Wheatland Avenue to a 3/4 inch iron pipe set;

Thence North 86°51'48" East a distance of 439.88 feet crossing said 20.098 acre tract to a 3/4 inch iron pipe set on the line common to said 20.098 acre tract and that tract conveyed to the State of Ohio by deed of record in Deed Book 101, Page 390;

Thence South 03°17'39" East a distance of 100.05 feet along the easterly line of said 20.098 acre tract to a 3/4 inch iron pipe found with a cap stamped CEC;

Thence South 86°51'148" West a distance of 430.92 feet along the northerly line of said 2.410 acre tract (Tract 2) to the **True Point of Beginning**, containing 1.000 acre, more or less, subject to all easements, restrictions and rights of way of record.

The bearings shown hereon are based on the bearing of N 08°24'28" W for the centerline of Wheatland Avenue, as established by a series of GPS observations performed in October, 2015 and are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011).

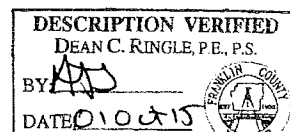
All iron pipes set are 3/4 inch in diameter, 30 inches in length with a yellow cap stamped "STANTEC".



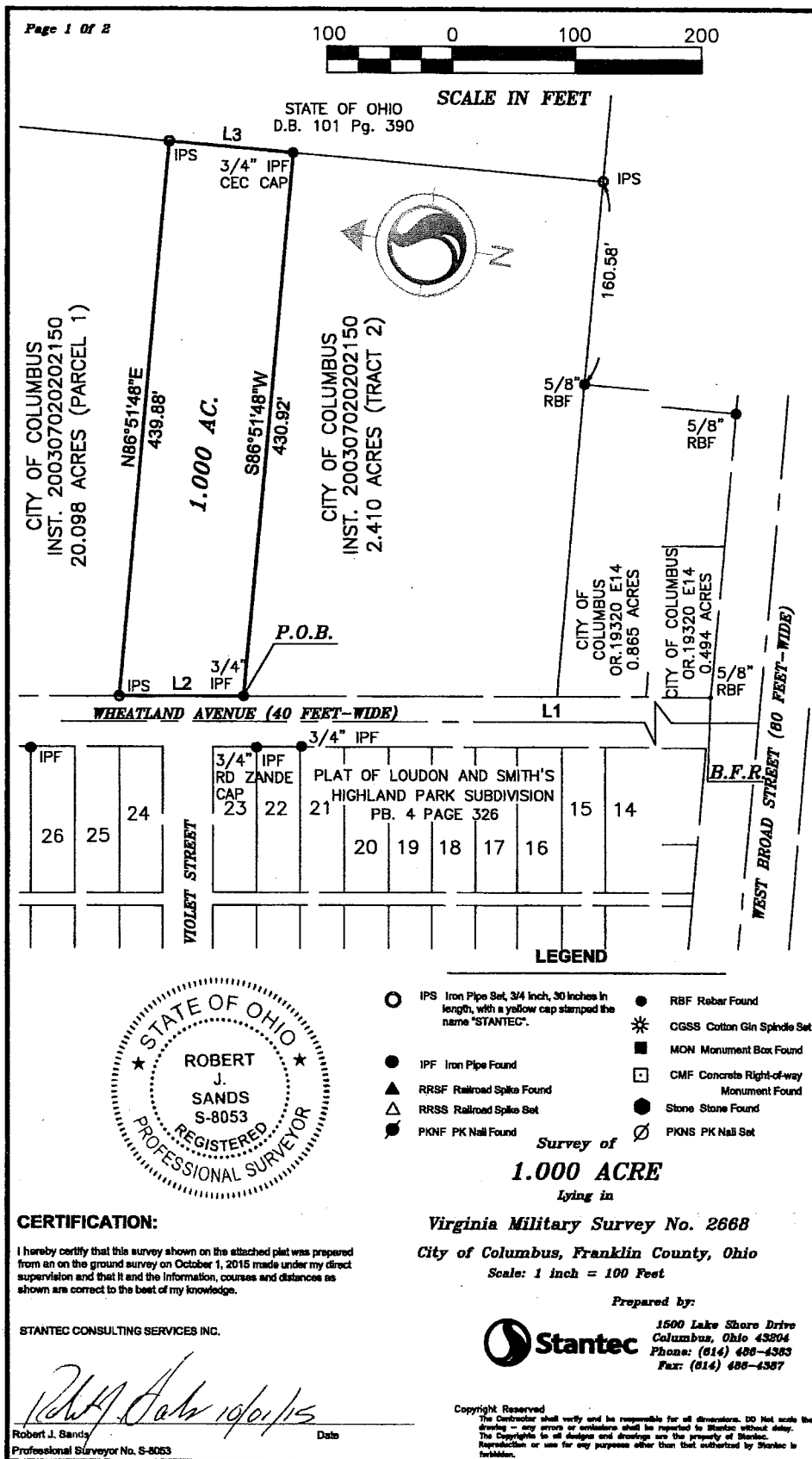
Stantec Consulting Services Inc.

Robert J. Sands 10/15/15
Robert J. Sands Date
Professional Surveyor No. S-8053

D-09
Split
1.000 acre
out of
(010)
267201



217-006



COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development

PROPERTY ADDRESS: Wheatland Avenue., Columbus OH 43204

OWNER: City of Columbus

APPLICANT: Gregory T. Brown, Real Estate Management Office, City of Columbus

DATE OF TEXT: March 9, 2017

APPLICATION NUMBER: 217-006

1. INTRODUCTION:

This subject property consists of approximately 1.00 acre located on the east side of Wheatland Avenue north of Broad Street. The subject property is zoned NG and is currently vacant.

This one acre was split from parcel 010-267201 and combined with 010-267202 in 2016. The owner is seeking to build a parking lot consisting of 77 spaces to alleviate the congestion at the West Side Family Medical Facility located at 2300 W. Broad Street.

2. PERMITTED USES:

The permitted uses in, on or upon the subject property shall be those allowed in P-1 Private Parking District as set forth in Columbus Zoning Code §. This CPD is limited to parking lot for the medical facility at 2300 W. Broad Street.

3. DEVELOPMENT STANDARDS:

A. Density, Height, Lot and/or Setback Commitments:

The density, height and setback commitments will be shown on the Site Plan. The subject property shall include 77 parking spaces, each nine (9) feet wide and eighteen (18) feet long.

The parking setback along Wheatland Avenue shall be a minimum of twenty five (25) feet from the right-of-way. The parking setback along the east property line shall be five (5) feet. The parking setback along the north property line shall be a minimum of five (5) feet from the northern alley. The parking setback along the west property line shall be a minimum of five (5) feet.

Unless otherwise indicated on the site plan or in written text, the applicable development standards shall be those standards contained in Chapter 3371, P-1, Private Parking District, of the Columbus City Code.

B. Access, Loading, Parking and/or Other Traffic-Related Commitments:

Access will be as shown on the Site Plan. No new direct access will be permitted to Wheatland Avenue.

C. Buffering, Landscaping, Open Space and/or Screening Commitments:

The buffering, landscaping, and screening commitments will be shown on the Site Plan. Columbus City Code §3312.21(A) contains a requirement that interior landscaping be provided for any lot containing ten (10) parking spaces or more. As indicated by the site plan, a 77-space parking lot requires eight (8) interior landscaping trees. Interior landscaping provides for eight (8) trees, four (4) along the east edge of the parking lot and four (4) along the west edge of the parking lot.

D. Building Design and/or Interior/Exterior Treatment Commitments:

No specific commitments.

E. Lighting and/or Other Environmental Commitments:

No additional lighting fixtures will be installed at the property.

F. Graphics and/or Signage Commitments:

Any and all graphics and signage will comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments:

The site shall be developed in general conformance with the attached Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of development and when engineering plans are complete. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Building and Zoning Services or a designee, upon submission of the appropriate data regarding the proposed adjustment.

4. CPD REQUIREMENTS:

A. Natural Environment:

The subject property is located north of Broad Street on the east side of Wheatland Avenue. The development of this subject property into parking will support the West Side Family Medical Facility located at 2300 W. Broad Street, which is also owned by owner.

B. Existing Land Use:

The subject property is currently vacant and unimproved. The surrounding area is fully developed and consists of residential uses to the west, undeveloped land to the north, and the Twin Valley Behavioral Medical Facility to the east.

C. Proposed Use:

The proposed use of the subject property is for a parking lot serving the West Side Family Medical Facility located at 2300 W. Broad Street.

D. Transportation and Circulation:

Access will be as shown on the Site Plan.

E. Visual Form of the Environment:

The subject property will be developed as a parking lot to support the property at West Side Family Medical Facility located at 2300 W. Broad Street, which is also owned by Owner.

F. View and Visibility:

Consideration has been given to the visibility and safety of motorists and pedestrians during the planning of development of the subject property and the location of access points.

G. Behavior Patterns:

The expanded parking lot will support the existing community health center that services the neighborhood. Additional on-site parking will minimize the impact of the development on adjacent residential uses.

H. Emissions:

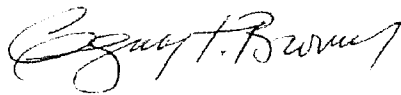
Emissions from the subject property will not substantially affect the environment of the surrounding neighborhoods.

5. VARIANCES:

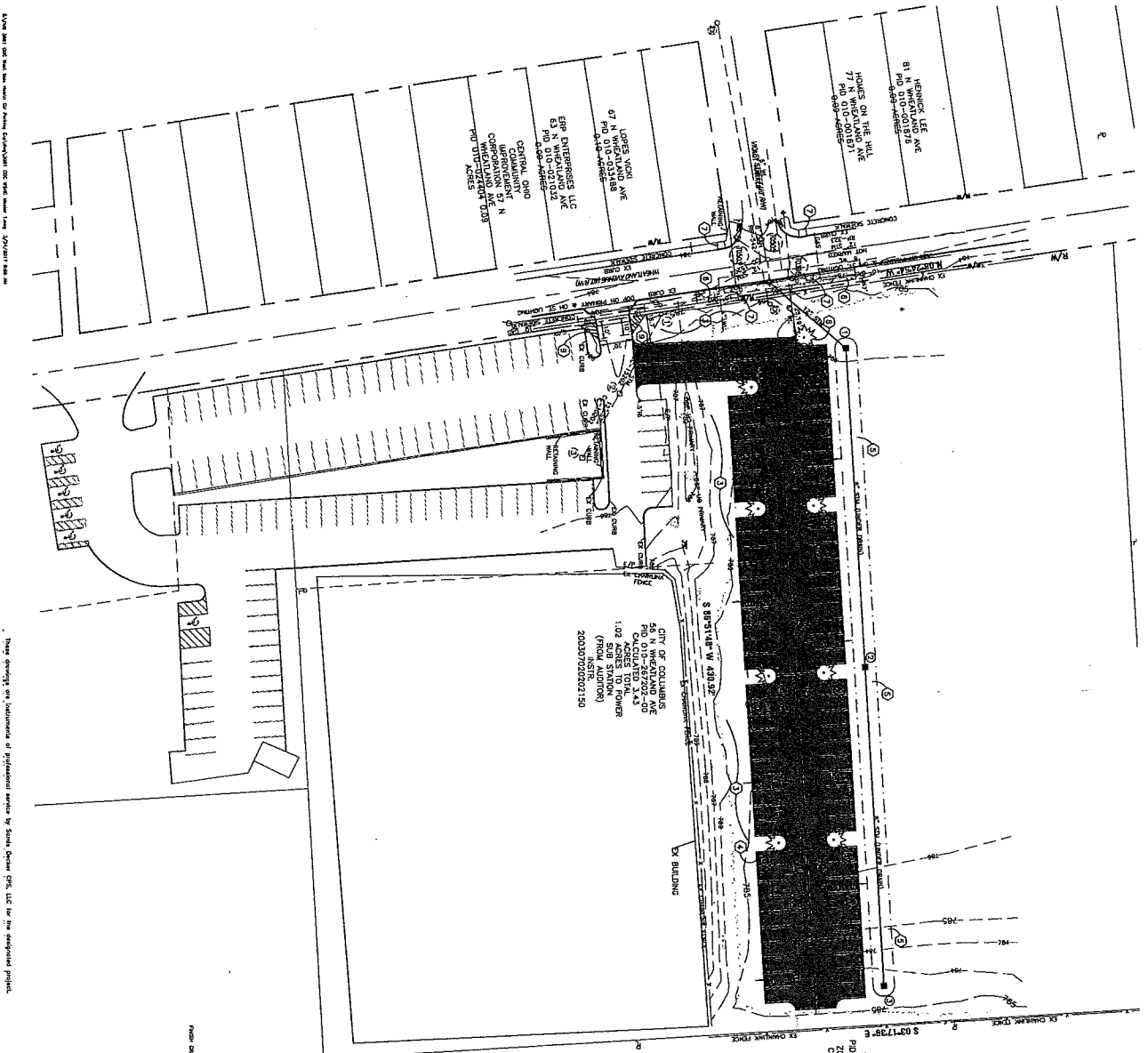
- A. South boundary screening. Although the property to the south (also owned by the Owner) is zoned Residential, its current use is an electric substation. No screening is provided along this boundary as the existing vegetation and shrubbery along the fencing appears to make for sufficient screening.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions or commitments shall in any manner act to negate, alter or modify any more restrictive provision of the Columbus City Codes, except as permitted by the Development Text and drawings referenced herein.

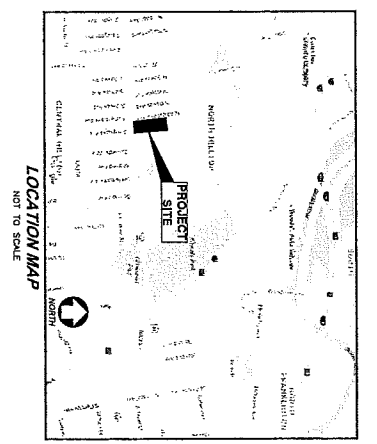
SIGNATURE:



DATE: 3/24/2017



STATE OF OHIO
 PROJECT NO. 200-0011
 ZONING: 200-0011
 COMMERCIAL, 122'



SITE KEYNOTES

1. PROPOSED PARKING LOT.
2. PROPOSED BUILDING INCLUDING PARKING SPACES & LANDSCAPE AREA.
3. PROPOSED BUILDING INCLUDING PARKING SPACES & LANDSCAPE AREA.
4. PROPOSED BUILDING INCLUDING PARKING SPACES & LANDSCAPE AREA.
5. PROPOSED BUILDING INCLUDING PARKING SPACES & LANDSCAPE AREA.
6. PROPOSED BUILDING INCLUDING PARKING SPACES & LANDSCAPE AREA.
7. PROPOSED BUILDING INCLUDING PARKING SPACES & LANDSCAPE AREA.
8. PROPOSED BUILDING INCLUDING PARKING SPACES & LANDSCAPE AREA.
9. PROPOSED BUILDING INCLUDING PARKING SPACES & LANDSCAPE AREA.
10. PROPOSED BUILDING INCLUDING PARKING SPACES & LANDSCAPE AREA.

MISC. NOTES

- ALL ITEM NUMBERS REFER TO THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE NOTED.
- ALL LOCATIONS UNLESS OTHERWISE NOTED.
- PROPOSED PROJECT WILL COMPLY WITH SECTION 121.07 1112.43 SURFACE AND 1112.45 WHEEL STOPS/CURBS.

SITE DATA

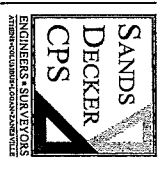
OWNER/OWNER: CITY OF COLUMBUS, 1000 N. HIGHWAY 100, COLUMBUS, OHIO 43260
 OWNER/OWNER: CITY OF COLUMBUS, 1000 N. HIGHWAY 100, COLUMBUS, OHIO 43260
 OWNER/OWNER: CITY OF COLUMBUS, 1000 N. HIGHWAY 100, COLUMBUS, OHIO 43260
 OWNER/OWNER: CITY OF COLUMBUS, 1000 N. HIGHWAY 100, COLUMBUS, OHIO 43260
 OWNER/OWNER: CITY OF COLUMBUS, 1000 N. HIGHWAY 100, COLUMBUS, OHIO 43260

PRELIMINARY NOTES

THIS SITE LIES WITHIN THE CITY OF COLUMBUS, OHIO. THE CITY OF COLUMBUS, OHIO, HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT. THE CITY OF COLUMBUS, OHIO, HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT.

TOTAL PAVED, EXCLUDED AREA: 0.00 AC.
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900-0-12



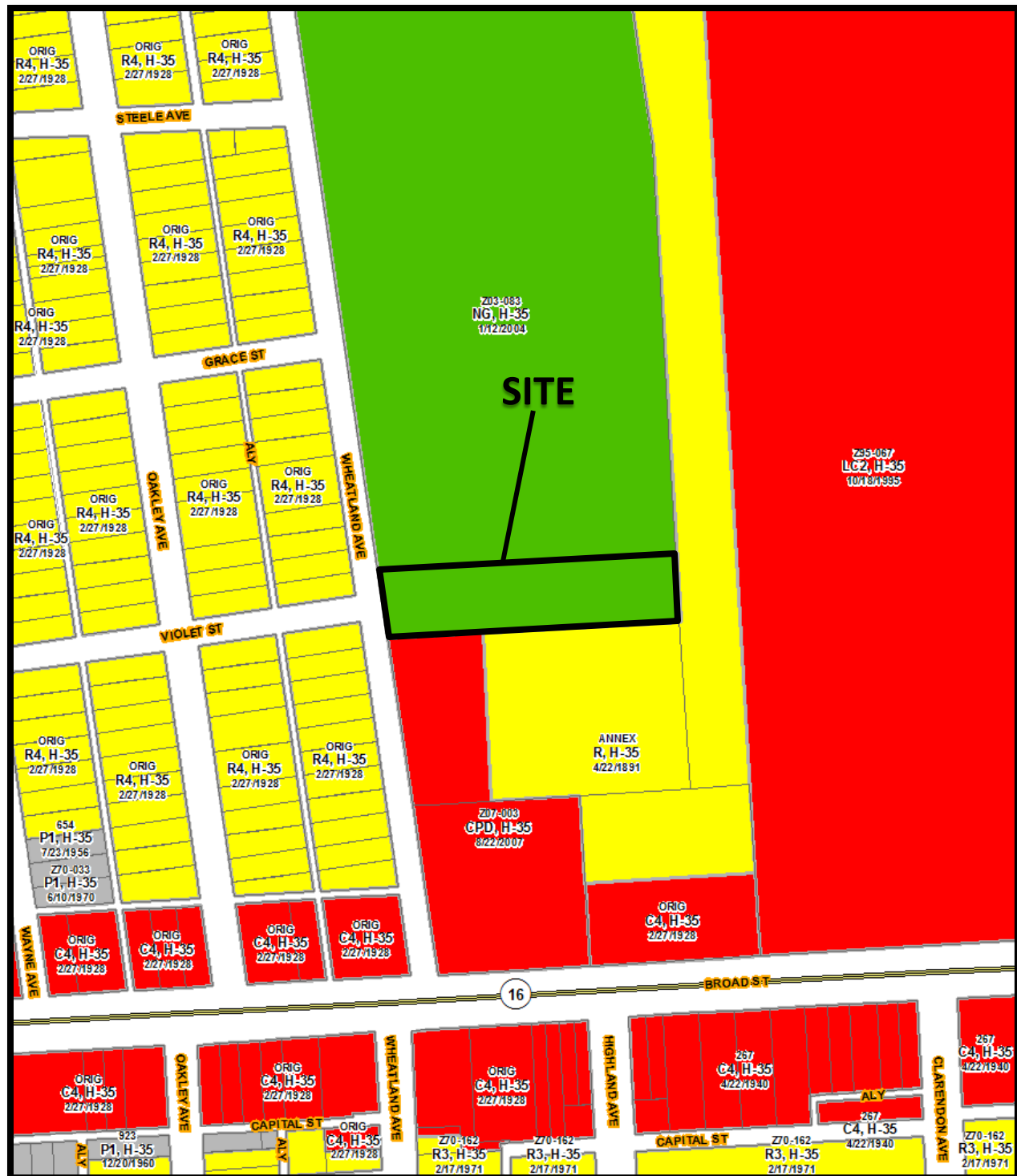
David L. Sands
 Professional Engineer
 State of Ohio
 No. 10000



GRAPHIC SCALE
 1" = 30'

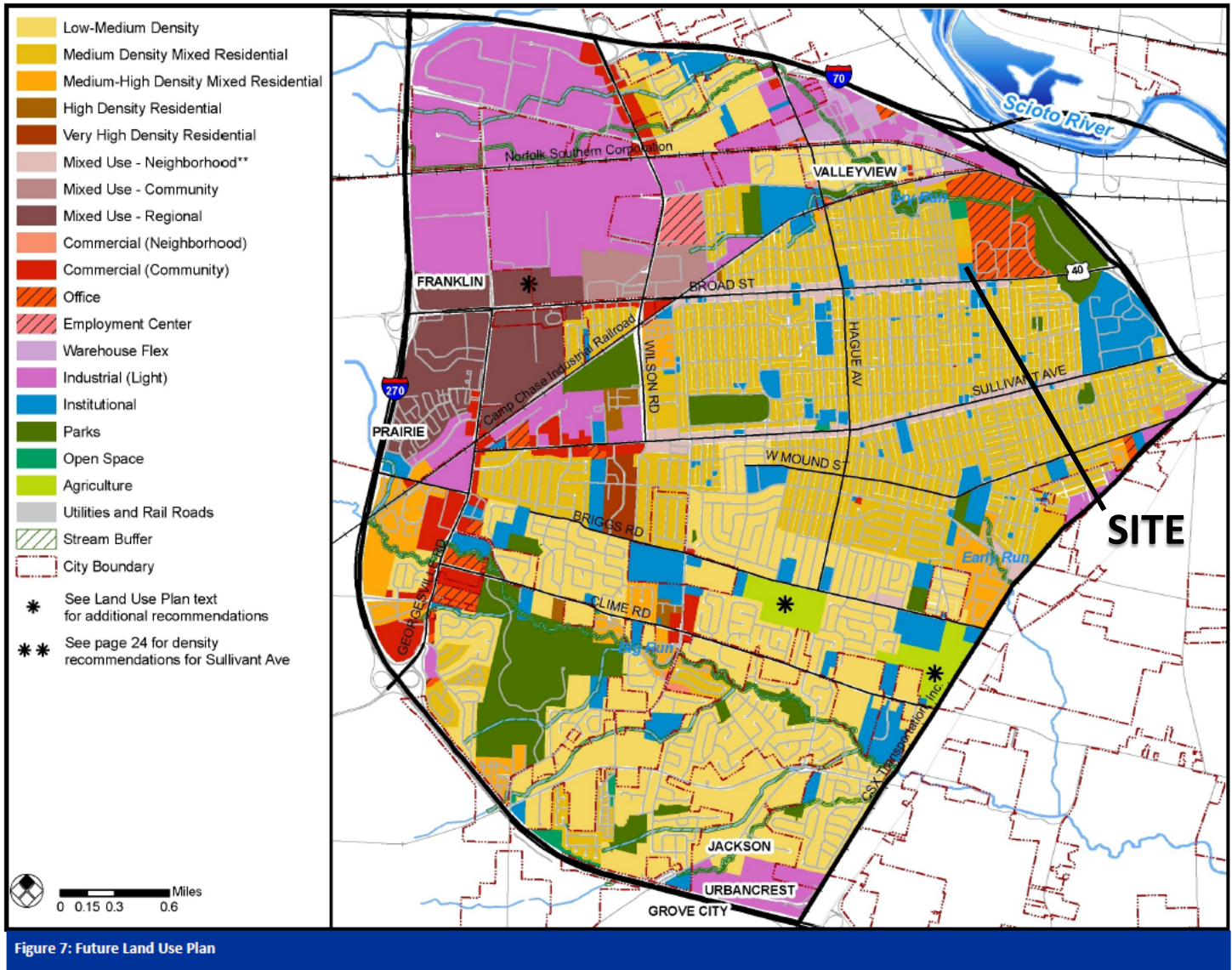
CITY OF COLUMBUS
 WEST BROAD
 STREET/HEATLAND
 AVENUE SITE

SITE COMPLIANCE PLAN
 1 OF 5
 PROJECT NO. 200-0011



Z17-006
 60 Wheatland Avenue
 Approximately 1.00 acres
 NG to CPD

Greater Hilltop Plan Amendment (2010)
 "Institutional" Recommended



Z17-006
 60 Wheatland Avenue
 Approximately 1.00 acres
 NG to CPD



Z17-006
60 Wheatland Avenue
Approximately 1.00 acres
NG to CPD